

## **WESTERN WAKE PARTNERS**

### **Report to the Policy Advisory Committee (PAC11-06)**

Date: August 26, 2010  
To: Policy Advisory Committee  
From: Technical Advisory Committee  
Prepared By: Leila Goodwin, P.E., Town of Cary Water Resources Manager, and Tim Donnelly, Town of Apex Public Works and Utilities Director  
Subject: Items Related to Town of Apex Site 14 Water and Sewer Extension Policy

#### **Discussion**

On December 4, 2007, the Policy Advisory Committee (PAC) endorsed implementation of the Town of Apex Site 14 Water and Sewer Extension Policy ("W&S Policy") (developed March 28, 2007) in conjunction with the proposed Water Reclamation Facility and Effluent Pump Station at Site 14. The Town of Apex also approved the March 28, 2007 version of the W&S Policy, and it was included in the Corps of Engineers' (USACE) Draft Environmental Impact Statement (EIS). In response to questions and comments on the Draft EIS, the PAC and the Town of Apex adopted the July 14, 2009 version of the W&S Policy (Attachment 1) which was included in the Final FEIS. The 404 Permit requires that the Partners implement the W&S Policy substantially as was included in the Final EIS.

Proposed Addenda to W&S Policy: Attachment 2 includes four proposed addenda to clarify and improve implementation of the W&S Policy. The proposed addenda and discussions related to each are included below.

Addendum No. 1- Census block 534.03-1053 is bounded by railroad tracks to the north, New Hill - Holleman Road to the east, US Highway 1 to the south, and Shearon Harris Road to the west.

Discussion: The adopted W&S Policy specifies census block 534.03-1053 as the area covered by the policy and provides an accurate map of the census block, but in Section 1.0 of the policy the northern boundary of the census block is incorrectly described as Old Highway 1. The correct northern boundary is the railroad.

Addendum No. 2 - Payment for on-site service lines will be provided directly by the Town of Apex to the plumbing services contractor if prearranged.

Discussion: Section 7.0 of the W&S Policy indicates property owners will be responsible for paying contractors before reimbursement by the Town of Apex. A number of property owners have indicated they may not have the funds to pay the plumber and wait for reimbursement.

Addendum No. 3 - There will be no \$3,000 aggregate limit for on-site service line cost reimbursement as described in Section 7.3 of the Town of Apex Site 14 Water and Sewer Extension Policy.

Discussion: The \$3,000 aggregate limit was based on an estimated average cost for service. The Partners' intent has always been to cover all costs associated with property owners receiving service under the W&S Policy. However, as has been stated in the W&S Policy and in the Final EIS, costs associated with replacing existing deteriorated pipe or due to substandard plumbing conditions within a home are the responsibility of the property owner and will not be reimbursed.

Addendum No. 4 - The costs of a backflow prevention device, a pressure relief mechanism (such as an expansion tank), and a pressure reducer, as required by Town of Apex Code, are reimbursable.

Discussion: The requirements for these items are discussed in detail in Section 4.3 of the W&S Policy, and the partners did not intend to require the property owner to incur these expenses.

Comments from Neighbors: At the August 12 neighborhood meeting held as part of the Town of Apex site plan approval process, several comments were received about the W&S Policy. The Town Of Apex Site 14 Water And Sewer Extension Policy Fact Sheet And Implementation Plan (Attachment 3) was made available at the August 12 neighborhood meeting and addresses most of the issues that were not already covered in the W&S Policy.

One recurring comment was a request to extend water and sewer services to a larger area than census block 534.03-1053 – specifically to both sides of New Hill-Holleman Road. At the August 12 meeting, Apex provided a fact sheet with information on their current water and sewer extension policy, which already does and will continue to allow anyone outside of the W&S Policy area to receive water and sewer service (Attachment 4). Information related to the potential costs of extending the W&S Policy area to cover properties within ½ mile of the WRF/ EPS site was provided in PAC10-04 (Attachment 5). If requested by the PAC, staff could provide costs for a different area and at a greater level of detail.

Contract with Town of Apex for Design/Construction: As Lead Agency the Town of Cary proposes to enter into an agreement with the Town of Apex to design and construct facilities as described in the policy, which will include beginning surveys and design in the near future.

**Requested Action:** The Technical Advisory Committee recommends that the Policy Advisory Committee:

1. Adopt the Addenda Nos. 1, 2, 3 and 4 included in Attachment 2, request that the Town of Apex consider approval of the addenda, and authorize any changes to the addenda requested by Apex provided they do not change the intent or cost of implementation of the W&S Policy.
2. Provide direction to staff regarding any additional information required regarding the costs of extending the area covered by the W&S Policy.

3. Approve the Lead Agency contracting with the Town of Apex for design and construction of facilities according to the W&S Policy.

**TOWN OF APEX  
SITE 14 WATER AND SEWER EXTENSION POLICY**

**Approved by Western Wake Partners Policy Advisory Committee: July 14, 2009**

**Approved by Apex Town Council: August 4, 2009**

**Replaces: March 28, 2007 Policy**

**1.0 Purpose**

The purpose of the Site 14 Water and Sewer Extension Policy (policy) is to set forth the terms under which water and sewer service will be made available to properties located wholly within census block 534.03-1053 following completion of the proposed water reclamation facility at Site 14. Water and sewer service is being offered to these properties by the Town of Apex under the special conditions of this policy in response to community concerns about the potential for impacts from locating a water reclamation facility on Site 14 (formerly the Seymour property). This policy will be applicable only if the Western Wake Water Reclamation Facility is located on Site 14.

Census block 534.03-1053 is bounded by Old Highway 1 to the north, New Hill – Holleman Road to the east, US Highway 1 to the south, and Shearon Harris Road to the west, and includes the portion of Site 14 to the north of US Highway 1, as well as all parcels adjacent to that portion of the site (see attached map).

The parcel identified as Site 14 is bisected by US Highway 1. Only the larger portion of the parcel on the north side of US Highway 1 will be developed as part of the proposed project. The remaining smaller area of the parcel to the south of US Highway 1, which is located in census block 534.03-1013, will not be developed in conjunction with the proposed project. Parcels on the south side of US Highway 1 are not as likely as those within census block 534.03-1053 to be impacted by the project due to the generally greater distance from the actual facilities, as well as their location on the opposite side of a four lane divided highway.

**2.0 Designated Service Provider**

Census block 534.03-1053 is located in the Long-Range Urban Service Area of the Town of Apex. Accordingly, the Town of Apex will be the water and sewer service provider for that census block, and the provision of water and sewer service will be consistent with the policies and ordinances, as may be amended, of the Town Council of Apex.

**3.0 Eligibility**

All of the following criteria must be met for a property to be eligible for water and sewer services under this policy:

1. The property must be wholly located within census block 534.03-1053 (see attached map).
2. The property owner must apply for service by January 1, 2012 (“closing date”). Property owners who request water and sewer service after January 1, 2012 may apply for service in accordance with the Town of Apex water and sewer policies and ordinances in effect at that time.
3. The water and sewer service provided under this policy is intended to benefit the property use and structure(s) existing as of July 9, 2009 at each property. Therefore, both of the following conditions must be met for eligibility:
  - a) A property must not have undergone a change in use relative the property use in effect as of July 9, 2009 (e.g. from single family residential to commercial).
  - b) Approval for development or redevelopment requiring submittal of a site plan or subdivision plan must not have been obtained after July 9, 2009.
4. The property owner must agree in writing to the terms of this policy by entering into a contract with the Town of Apex. Contract language consistent with this policy will be developed after a Record of Decision is issued by the U.S. Army Corps of Engineers and if the Partners subsequently seek permits for construction of the water reclamation facility on Site 14.

Properties that do not meet all of the above criteria and which are within the Town of Apex Urban Service Area would still be eligible to obtain water and sewer service from the Town of Apex in accordance with the requirements otherwise in effect for the provision of such service.

Property owners, who take advantage of this policy by entering into a contract with the Town of Apex, and their properties, will be referred to in the remainder of this document as “participating property owners” and “participating properties”, respectively.

## **4.0 Description of Water and Sewer Facilities**

The section describes in general the facilities that will be required for provision of water and sewer service to properties under this policy.

### **4.1 Service Offerings**

Property owners may request both water and sewer service, or water service only. This policy does not allow for provision of sewer service without water service. Participating property owners who initially request water service only may modify their request to include sewer service according to the terms of this policy until January 1, 2012. After January 1, 2012, participating property owners that requested water service only may apply for sewer service in accordance with the normal Town of Apex water and sewer policies and ordinances in effect at that time.

### **4.2 Water Distribution System and Wastewater Collection System**

The water distribution and wastewater collection systems consist of the facilities that will be located in the public right-of-way (or on easements) and owned by, operated, and maintained by the Town of Apex. It is expected that the water distribution system will consist of a pipeline that will loop through census block 534.03-1053 starting and terminating at New Hill-Holleman Road. For each participating property, water service will include a tap to the water distribution system, a meter vault and remote-read automatic meter, and piping to the property line. The wastewater collection system will consist of a gravity sewer system that will discharge to a new wastewater pumping station owned and operated by the Town of Apex. Sewer service will include a tap to the wastewater collection system, clean-out access, and piping to the property line.

#### **4.3 On-Site Service Lines**

On-site service lines consist of the facilities needed on a participating property to connect water and sewer service from the property line to buildings. Participating property owners will be reimbursed for the installation of on-site service lines as discussed in Section 7 below. Reimbursement will be limited to facilities required to provide water service to buildings that, as of July 9, 2009, are connected to a well (for water service) or to a septic tank (for sewer service).

All work on private property is the property owner's responsibility. The participating property owner will be responsible for choosing and paying a licensed contractor to install water and sewer service piping and connections to the building(s) and the piping installed to the edge of right-of-way/property boundary in accordance with plumbing codes. This work must also include disconnecting the building(s) from any existing wells and septic tanks. At the property owner's request, the Town of Apex will, at its cost, decommission such existing septic tanks and wells after they have been disconnected.

Plumbing permits will be required by Wake County for the connection of private building plumbing to the municipal water and sewer system, and Town of Apex requirements must be met for the permits to be issued. The proposed water and sewer service lines that will connect building plumbing to the municipal water and sewer system must meet or exceed the requirements outlined in the North Carolina Plumbing Code. The Town of Apex will not require upgrading of buildings to meet current building codes under this policy.

The following paragraphs describe the three Town of Apex Code requirements applicable for connecting to the municipal water and sewer service that will have to be met that the Partners are aware of at this time.

The Town of Apex cross connection control ordinance and policy requires the installation of **backflow preventers** for all new service installations supplied by water from the Cary/Apex municipal water supply. Since residential water users are considered a low hazard to the municipal water system in comparison to commercial and industrial users, backflow preventers may be installed in the meter setter located in the municipal meter box assembly as an alternate to the typical above ground installations. For typical residential applications, the backflow preventer will be self-contained inside the meter setter

provided by the Town. No additional backflow preventers will be necessary for typical residential water users unless the property owner fails to adequately separate the home plumbing from the well water supply under the crawl space. The use of separate, aboveground backflow preventers shall be required for all cases where property owners request secondary water services exclusively for irrigation or other non-residential uses. Spigot vacuum breakers are not currently required by the ordinance.

As a secondary result of utilizing a water service installation with a backflow preventer, the water service line will likely experience additional pressure associated with the thermal expansion and contraction of water inside the service lines. Because the thermal expansion of the water inside the service lines cannot be relieved by backflowing or backsiphoning into the municipal water system, an additional mechanism must be installed with building plumbing to provide a release for the pressure accumulated within the service lines and to protect the water service lines from undue expansion and contraction. As a means to prevent this occurrence, a **pressure relief mechanism** such as an expansion tank will need to be installed in building plumbing systems.

The pressure relief mechanism will not provide pressure reduction, which is a separate issue. In order to protect fixtures and interior plumbing, a **pressure reducing valve** within the water supply line entering buildings will need to be installed. Most pressure reducing valves are set to maintain pressure in the range of 60-65 pounds per square inch (psi). Please note that in all cases where the building pressure exceeds 80 psi (which will be the case for participating properties), pressure reducing valves are required by the North Carolina Plumbing Code.

## **5.0 Annexation**

Under current Town of Apex policies and ordinances, prior to receiving water and sewer service a property must be annexed into the municipal corporate limits of the Town of Apex. Under the policy defined herein, the Town of Apex will not require annexation as a condition for providing water and sewer service to participating properties.

Future annexation of properties in and near census block 534.03-1053 could improve the ability to provide, and efficiency of municipal services, including but not limited to fire and police services. Accordingly, the Town reserves the right to initiate annexation proceedings for participating properties, but agrees not do so any earlier than January 1, 2025 (except in the event of a “changed condition” at the participating property as defined below). Each participating property owner will agree not to object to annexation of a participating property initiated by the Town of Apex after January 1, 2025, or at an earlier date in the event a changed condition at a participating property has first occurred.

The Town of Apex’s commitment to defer annexation of a participating property until at least January 1, 2025 will remain in effect unless that participating property undergoes a changed condition after service is provided. A “changed condition” is defined as a change in use-at the participating property (e.g. from single family residential to commercial), or receipt of an approval for development or redevelopment that required submittal of a site plan or subdivision plan. A participating property owner will agree not to

object to the annexation of his or her participating property by the Town of Apex prior to January 1, 2025 if such annexation is initiated by the Town after a changed condition has occurred at that property.

Any property owner may request annexation by the Town of Apex at any time, according to the policies and procedures in place at that time.

## **6.0 Easement Acquisition**

The construction and maintenance of the new water distribution and wastewater collection systems to serve participating properties will require the acquisition of easements from certain participating property owners. Participating property owners and the Town of Apex will agree cooperate in good faith concerning the location of any easement to be acquired at a participating property. To the greatest extent practicable, all easements shall be located in a manner so as to minimize impacts to existing structures and to not unreasonably impact the participating property owner's current and future uses of the property.

The Town of Apex will pay fair compensation to property owners for such easements. Payment of fair or "just" compensation is required by the Fifth Amendment to the U.S. Constitution (and by the North Carolina Constitution) when private property is taken for public use. Generally, the fair market value of the property interest being acquired is used as the measure of just compensation, with the reasoning that this is the amount that a willing seller would accept in a voluntary sales transaction and therefore it should also be payable in an involuntary transaction.

The process the Town will use to determine just compensation is consistent with the Federal Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended, commonly referred to as the Uniform Act. Under the Uniform Act, an easement owner has three basic rights: Just Compensation, Appraisal and Review Appraisal, and the right to accompany Appraiser. The Town will make an offer of just compensation based on an appraisal: a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information. An owner can make a counter offer or provide additional facts that were not considered in the valuation, an adjustment will be considered, and a revised offer may be presented. All offers must be based on facts.

## **7.0 Costs**

The Apex Town Council has the sole responsibility and authority to establish and set rates, fees, charges and penalties necessary for the operation, maintenance, management, administration, upgrade, rehabilitation, improvement and expansion of its water and sewer utility system.

The acreage fees and capacity fees that property owners typically are required to pay prior to connecting to the Town's water and sewer system may be considered "free" or "deferred" under this policy depending on what a property owner chooses to do with his or her property, as discussed in section 7.1

below. A property owner's costs for the plumbing work required to install the service line(s) on his or her property and make the connection(s) at the property line will be reimbursed up to specified amounts as indicated in section 7.3 below. The monthly water and, if applicable, sewer bill will be based on in-Town water and sewer rates as indicated in section 7.4 below. Otherwise, the Town of Apex and the other Partners are providing the planning, design, land acquisition, permitting, construction and operation of the water and sewer system without charge to the property owners.

### **7.1 Acreage and Capacity Fees**

Under current Town of Apex policies and ordinances, property owners are required to pay acreage fees and capacity fees prior to connecting to the water and sewer system. The cost of acreage fees and capacity fees vary based on the type of development (residential, commercial, industrial, etc.) being connected to the water and sewer system.

Under this policy, payment of the acreage fees and capacity fees applicable to a participating property will be deferred until a changed condition as defined above in section 5.0 occurs for that property. Acreage fees and capacity fees in effect at the time the changed condition occurs shall become due and payable to the Town of Apex by the property owner of record at that time, in accordance with Town policy.

### **7.2 Water Distribution and Wastewater Collection System Costs**

The Town of Apex through an agreement with the Western Wake Partners will pay all costs for the design, permitting, land acquisition, construction, engineering, and inspection services required to install the water distribution system and wastewater collection system.

### **7.3 On-site Service Line Costs**

While the cost of extending service from the property line to the house/building is the property owner's responsibility, the Town of Apex will reimburse each participating property owner up to \$1,500 for work required to establish the water connection, plus, if applicable, up to \$1,500 for work required to establish the sewer connection. The specific amount will be reviewed and agreed to on a case by case basis. Once the participating property owner has retained a contractor for the installation and obtained a proposal for the work, this information shall be submitted to the Town for review. A meeting will be held with Town staff, the property owner, and the contractor to review the scope of work required for the service connections. Reasonable scope of work and reasonable costs to be reimbursed will be agreed to by the owner and the Town based on other similar work histories. Costs associated with replacing existing deteriorated pipe are the responsibility of the property owner as its replacement is not a result of the water and sewer service being offered.

### **7.4 Monthly Water and Sewer Bills**

Under current Town of Apex policies and ordinances, water and sewer customers are required to pay a monthly water and sewer bill based on monthly water meter readings. As a condition of becoming a

customer of the Town of Apex, participating property owners agree to pay a monthly water and sewer bill proportional to the level of service received as determined by monthly water meter readings. The Town of Apex will charge participating properties based on in-Town water and sewer rates. These rates are subject to change; as of July 1, 2009 a residential water customer who uses 5,000 gallons in a month would have a water bill of \$22.14 for that month. If that customer also receives sewer service, the sewer bill would be \$31.47, resulting in a total bill for water and sewer services of \$53.61 for that month.

## **8.0 Schedule**

Water and sewer service will be available to participating properties approximately 6 months after the Western Wake Water Reclamation Facility is operational.



Apex/Site 14  
Water and Sewer Extension Policy

Attachment 2

**Proposed Addenda to Clarify and Improve the Implementation of the Town of Apex Site 14 Water and Sewer Extension Policy Approved by the Western Wake Partners Policy Advisory Committee on July 14, 2009 and by the Apex Town Council on August 4, 2009.**

**Approved by Western Wake Partners Policy Advisory Committee: TBD**  
**Approved by Apex Town Council: TBD**

**Addendum No. 1-** Census block 534.03-1053 is bounded by railroad tracks to the north, New Hill - Holleman Road to the east, US Highway 1 to the south, and Shearon Harris Road to the west.

**Addendum No. 2 -** Payment for on-site service lines will be provided directly by the Town of Apex to the plumbing services contractor if prearranged.

**Addendum No. 3 -** There will be no \$3,000 aggregate limit for on-site service line cost reimbursement as described in Section 7.3 of the Town of Apex Site 14 Water and Sewer Extension Policy.

**Addendum No. 4 -** The costs of a backflow prevention device, a pressure relief mechanism (such as an expansion tank), and a pressure reducer, as required by Town of Apex Code are reimbursable.

**TOWN OF APEX  
SITE 14 WATER AND SEWER EXTENSION POLICY  
FACT SHEET AND IMPLEMENTATION PLAN**

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The Towns of Apex, Cary, Morrisville, and Holly Springs formed the Western Wake Partners (Partners) to develop the Western Wake Regional Wastewater Management Facilities Project (Project). The Project will provide wastewater service for planned regional growth and development, as well as meet a regulatory requirement issued by the North Carolina Environmental Management Commission (EMC) and the Department of Environment and Natural Resources (NC DENR). The Towns of Apex, Cary and Morrisville, along with Wake County, are required by their Interbasin Transfer Certificate to return treated wastewater to the Cape Fear River.

As part of the project, the Partners have committed to providing water and sewer service to residents near the water reclamation facility; the Town of Apex will be the service provider. This Fact Sheet contains information about implementation of the Town of Apex Site 14 Water and Sewer Extension Policy (Water and Sewer Extension Policy).

**Policy Summary**

The Water and Sewer Extension Policy applies to properties within Census block 534.03-1053 (see attached map), which is bounded by the CSX Railway easement to the north, New Hill - Holleman Road to the east, US Highway 1 to the south, and Shearon Harris Road to the west. The Water and Sewer Extension Policy applies to the land use existing on the property as of July 9, 2009.

Water and sewer service will be available to eligible properties following completion of the proposed Western Wake Regional Water Reclamation Facility to be located at Site 14 (formerly the Seymour property). The water and sewer service will be provided by the Town of Apex.

**Process to Obtain Services through the Water and Sewer Extension Policy**

The Water and Sewer Extension Policy will be implemented over the next three years following the process outlined below:

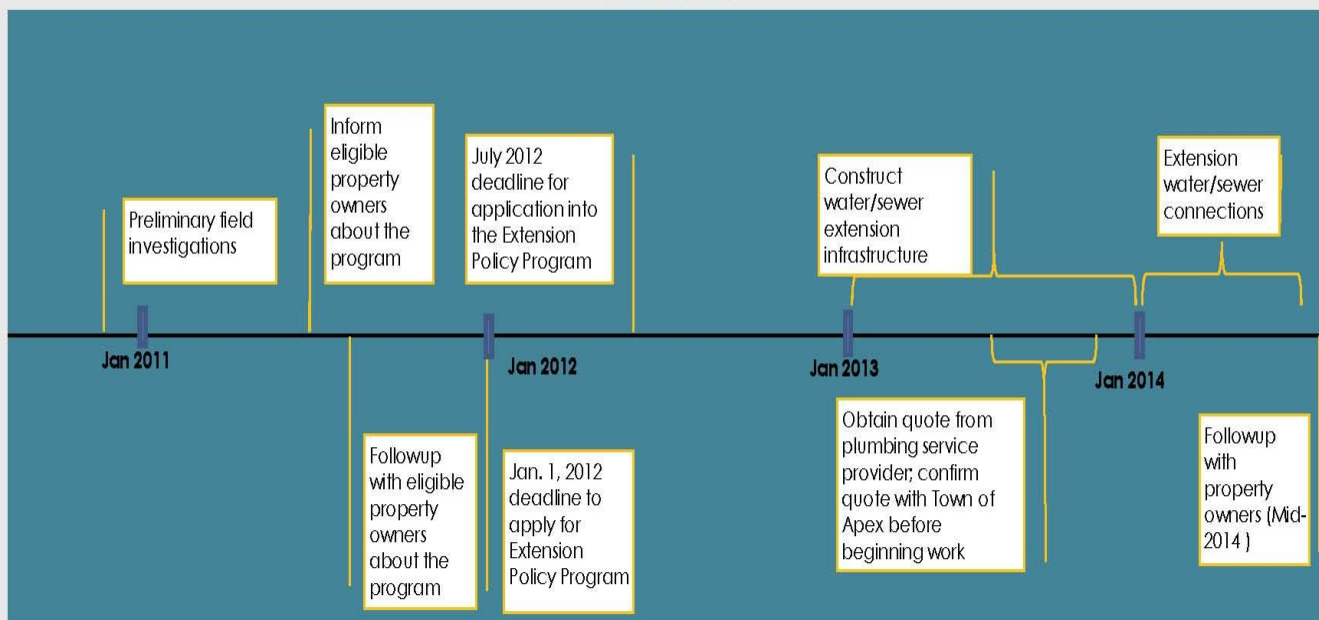
- The Partners will have information about the Water and Sewer Extension Policy at neighborhood meetings relating to the project. Door-to-door visits will be conducted to share information about the Water and Sewer Extension Policy with those residents unable to attend meetings.
- During the fall 2010 and winter 2011, property owners will be asked to grant access to their property for field investigations and surveying. Information collected will be used to plan and design the water and sewer utility extensions.
- In the summer of 2011, the Town of Apex will send owners of property within Census block 534.03 1053 a letter with additional information on the program addressing eligibility requirements, service offerings, annexation options, schedule and easement acquisitions, customer responsibilities, and an application for service.
- Property owners will be contacted by telephone by Town staff to ensure the letter has been received, review eligibility requirements, customer responsibilities, the application, and other issues associated with the service extension. Town staff will be available to answer any questions, and offer the option of a follow-up on-site visit or other contact as requested.

- During the on-site visit, Town staff can review information about the Water and Sewer Extension Policy, eligibility requirements, implications of a future change in property use, expected water and sewer utility bills, acreage and capacity fees, and annexation either by the participating property owner or the Town, customer responsibilities, and work to be provided by a plumbing service provider. If requested, Town Staff can assist with completing an application for service.
- Property owners who elect to participate in the extension program will need to submit a signed application form to the Town of Apex. The deadline for application into the extension policy program is January 1, 2012. Implementation of the Water and Sewer Extension Policy is not contingent upon a minimum number of participating properties.
- After the Town has compiled a list of the properties participating in the extension program, each property owner will be contacted by Town staff with details on qualified plumbing services contractor options for on-site service line installation, schedule for service availability, and a service agreement. Property owners that applied to participate in the extension policy program will need to submit a signed service agreement by July 2012.
- The on-site service line work on private property is the property owner's responsibility. Property owners shall make contact with the plumbing services contractor of their choice – either from the plumbing services contractor options provided by the Town of Apex or a qualified plumbing contractor of the property owner's choosing, obtaining a quote for the water and sewer on-site service lines, or water service line only. The work must meet the Town's code requirements, and appropriate permits required for the work must be obtained by the plumbing services contractor. Appropriate testing and inspection shall be performed and coordinated by the plumbing services contractor. All work is required to be inspected by Wake County. The property owner or the plumbing services contractor shall provide the quote to the Town for review and endorsement.
- Once the signed service agreement is submitted to the Town, the quote for on-site service lines has been endorsed by the Town, water distribution and wastewater collection systems are constructed and in service by the Town, the property owner shall authorize the plumbing services contractor to proceed with obtaining appropriate permits and installing on-site service lines. A water/sewer service account will be set up for the property owner through the Town of Apex Finance Department.
- At the completion of plumbing services, property owner shall provide Town staff with confirmation that the on-site service lines were completed properly and inspected by Wake County officials, and any service issues have been addressed by the plumbing services contractor. Property owner shall schedule water/sewer service initiation for the property through the Town of Apex Public Works Department. Acreage fees and capacity fees that property owners typically are required to pay to connect to the Town's water and sewer system may be considered "free" or "deferred" for participating properties in the Site 14 extension area.
- When the property owner is invoiced by the plumbing services contractor for the on-site service line work, a copy of the invoice shall be provided to the Town of Apex. Payment will be provided directly by the Town to the plumbing services contractor if prearranged or the Town will issue reimbursement payment to the property owner if the property owner paid the plumbing services contractor's invoice directly.
- Following the completion of plumbing services and initiation of water and sewer service, Town staff will make an on-site visit to the property owner to discuss how the on-site service line installation/connection process went, and discuss the plan for decommissioning of existing wells and/or septic tanks. Separately, the Town of Apex will decommission existing wells and septic tanks at the participating property owner's request and at no cost to the owner. At least 30 days but not more than 60 days after water and sewer service has been initiated, Town of Apex will proceed with decommissioning existing wells and septic tanks where requested by property owners.

- Under current Town of Apex policies and ordinances, water and sewer customers are required to pay a monthly water and sewer bill based on a monthly water meter reading. As a condition of becoming a customer of the Town of Apex, participating property owners agree to pay a monthly water and sewer service bill proportional to the level of service received as determined by monthly water meter readings. Participating properties will be charged based on in-Town water and sewer rates.
- Town of Apex anticipates designing water distribution and wastewater collection system facilities in the winter and spring of 2011, obtaining easements, permits and approvals in the summer 2011 through the summer of 2012, receiving bids and awarding construction contracts in the fall of 2012 and constructing the facilities beginning January 2013 completing construction work by December 2013. Service will be available no later than 6 months after the Western Wake Regional Water Reclamation Facility is operational. The Western Wake Regional Water Reclamation Facility is current forecasted to be operational by December 2013.

**For additional questions, please contact: Tim Donnelly, Public Works and Utilities Director, Town of Apex, (919) 249-3427**

## Apex Water & Sewer Policy Timeline





Apex/Site 14  
Water and Sewer Extension Policy

**Town of Apex Fact Sheet**  
***Drinking Water Service for Single Family Residential***  
***Outside of Census Block***

Annexation is required for Town water and sewer services<sup>1</sup>. Sewer will not be available to those outside of the Census Block until the collection system has been extended adjacent to those properties. The Town will explain how to connect to the sewer system at that time.

Estimate of Fees (for ¾" water connection)

Acreage Fee <sup>2</sup> (\$750/acre)*(2.0 acres):	\$1,500
Capacity Fee:	\$2,550
Tap and Meter Box Fee <sup>3</sup> :	\$2,250
¾" Water Meter Fee:	\$190
Private Plumber Fee <sup>4</sup> :	\$1,500
Town Plumbing Permit Fee:	<u>\$40</u>
<b>Total Estimate of Fees:</b>	<b>\$8,030</b>

Monthly Water Rates

\$4.86 Base Charge + \$3.77 per 1,000 gallons  
Typical 5,000 gallon/month customer = \$23.71/month

Notes

1. For more information about annexation, please contact the Apex Planning Department at 249-3426.
2. Acreage fees are based on actual acreage, but are limited to a two (2) acre maximum for a single family house.
3. Tap and meter box price assumes the most expensive scenario of the waterline located on the opposite side of the road from the property. This figure would be less if the waterline was located adjacent to the property.
4. Owner is responsible for hiring their own plumber to make the water service line connection to the house. This estimate assumes costs to disconnect a well and connect the water meter.



August 2010

## **WESTERN WAKE PARTNERS**

### **Report to the Policy Advisory Committee (PAC10-04)**

Date: June 30, 2010  
To: Policy Advisory Committee  
From: Technical Advisory Committee  
Prepared By: Leila Goodwin, P.E. – Town of Cary, Water Resources Manager  
Subject: Information Related to Morrisville Comments Made at Policy Advisory Committee Meeting on March 29, 2010

#### **Background**

At the March 29, 2010 meeting, Mayor Holcombe of Morrisville presented a summary of the discussion at a recent Morrisville Town Council meeting, and requested that the Technical Advisory Committee provide information regarding four issues related to the Partners' proposed Western Wake Water Reclamation Facility (WRF) and Effluent Pump Station (EPS) site. The four questions, paraphrased were:

1. What is the basis for the proposed maximum reimbursement amounts (\$1,500 for water, \$1,500 for sewer) for participants who choose to take advantage of the Apex Site 14 Water/Sewer Extension Policy?
2. What would the cost be to extend the Site 14 Water/Sewer Extension Policy beyond the proposed boundaries?
3. Have funds been set aside for helping any area residents whose well water becomes undrinkable because of contamination from the Western Wake Wastewater Management Facilities?
4. Has there been consideration given to relocating the church closest to the WRF and how much would it cost?

Cary Town Manager Ben Shivar noted that Lead Agency staff and the Technical Advisory Committee would follow up on the issues. This report presents the requested information.

#### **Discussion**

1. What is the basis for the proposed maximum reimbursement amounts (\$1,500 for water, \$1,500 for sewer) for participants who choose to take advantage of the Apex Site 14 Water/Sewer Extension Policy?

It is the intent of the Partners to reimburse property owners participating in the Site 14 Water and Sewer Policy program for all reasonable costs of the installation of water and sewer service connections, even if such costs exceed \$3,000. The amount of reimbursement included in the Water and Sewer Policy was based upon estimated costs for a licensed plumber to complete typical residential connections from Partner facilities to a home. Costs to address substandard plumbing issues inside a home will not be reimbursed. The average distance for service connections (based on a review of Geographic Information

System (GIS) mapping for homes along New Hill-Holleman Road) is approximately 100 ft. Costs are based on \$12/ft for water line and \$15/ft for sewer line, plus an additional \$300 for the water system connection for an expansion tank, pressure reducer, and backflow prevention device to meet Town of Apex code requirements. This results in the estimated cost for the average connection in today's dollars of \$3,000 (\$1,500 for water, and \$1,500 for sewer) which is included in the approved policy. As the Policy states, after connections are made, the Partners will decommission existing wells and/or septic tanks separately at the participating property owner's request and at no cost to the owner.

After the system is designed the Partners will have more detailed cost estimates based on property surveys and on costs negotiated with local plumbers. If necessary due to site-specific conditions (e.g. rock or longer-than-average line lengths), the maximum reimbursable amount of \$3,000 will be adjusted upward to meet the Policy's intent.

2. What would the cost be to extend the Town of Apex Site 14 Water and Sewer Extension Policy beyond the proposed boundaries?

The cost for serving the eligible area as defined in the currently adopted policy (Census block 534.03-1053) is estimated to be about \$2.5 to 3.0 million. Extending the eligible property area boundary to include properties within a one-half mile circle around the center of the WRF/EPS site (Figure 1) creates a need for 4 pumping stations to provide wastewater service. The acreage needing service, excluding the WRF/EPS site, increases from about 350 acres to 1850 acres. A preliminary estimate of the additional cost for extending the area as shown is about \$10 million (approximately 25% for water and 75% for sewer), making the total cost about \$13 million. Please note that these are very rough planning-level cost estimates. Also, it should be noted that since part of the area in the one-half mile circle is in the unresolved area for urban services, the Town of Holly Springs may not agree that the Town of Apex should be the water/sewer service provider for properties south of US 1.

3. Have funds been set aside for helping any area residents whose well water becomes undrinkable because of contamination from the Western Wake Wastewater Management Facilities?

Funds have not been set aside because, regardless, the Partners will have sufficient funds available to address, as required, any release or spill from its wastewater management facilities. None of the Partners are aware of a water supply well becoming contaminated due to the operation of any of their other wastewater management facilities. However, if any wells become unsafe for drinking as a result of the Partners' operation of the wastewater management facilities, the Partners will certainly remedy the situation at the Partners' cost, without the need to set aside funds. Based on conversations with Wake County staff, wells typically become unusable either because of source water quality like high iron or manganese, or because of fecal coliform contamination from sources very close by (less than 1000 feet). Frequently the contamination reaches the well because of faulty well construction. And, fecal coliform contamination is almost always cleared up by disinfecting the well.

4. Has there been consideration given to relocating the church closest to the WRF and how much would it cost?

Relocating the church, or any residence or other building in the vicinity of Site 14, has not been considered because, as set forth in the EIS, the operation of the WRF and EPS on Site 14 will not significantly impact nearby properties. Careful consideration was given to the design and planned

operation of the WRF and EPS to help ensure that any impacts offsite attributable to the operation of the WRF and EPS will be minimal. Typically, local governments only purchase properties that are directly impacted by a project – for instance, when a road right of way goes through an existing residence or is so close to a building as to make it unusable for its intended purpose. Very rarely do utility projects result in this level of impacts; property impacts are usually limited to the need for pipeline easements along the edge of a property.

**Requested Action:** This report is for information only. No action is requested.

